

Before the Board of Zoning Administration, D. C.

Application No. 11466, of ALW, Inc., pursuant to Section 8207.11, of the Zoning Regulations, for a variance from the minimum lot dimensions, lot occupancy requirements as provided under Section 3301.1 and to permit erection of a single-family dwelling with off-street parking located within 10 feet of a dwelling at 621 C Street, S.E., Lot 37, Square 865.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject lot is unimproved, contains 1,237 square feet and is located in an R-4 Zone.
2. The proposed dwelling will cover the entire width of the lot, which is 18 feet.
3. Subject property is a nonconforming lot and abuts two improved and occupied lots.
4. The proposed dwelling will have a balcony on the second floor which will extend 7 1/2 feet in the rear. Because the lot is noncomforming, it was necessary to place the parking pad within 7 1/2 feet of the overhang.
5. No opposition was voiced at the public hearing.

CONCLUSIONS OF LAW:

The Board concludes that applicant has proved a hardship within the meaning of the variance clause of the Zoning Regulations.

The Board also feels that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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ORDERED:

That the above application be GRANTED.

VOTE: 4-0 Mr. Harps not voting.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: DEC 19 1973